Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
800 Crescent Centre Dr., Suite 140
Franklin, TN 37067

WARRANTY DEED

Karen Johnson Davidson County
Batch # 1392511 DEEDWARR
03/13/2026 09:09:43 AM 2 pgs
Fees: $13.00 Taxes: $2,072.00
20260313-0020004

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $560,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of March, 2026

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

CASEY BREWINGTON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires November 14, 2029

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mona Ebrish		104-02-0-C-310.00 CO
(NAME)	(NAME)	
205 31st Ave N 310	New Owner	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Stephen R. Foust, Trustee of the Deborah A. Crambes Revocable Trust u/a/d July 31, 2013, amended and restated November 3, 2021,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mona Ebrish, unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 310, Midtown Lofts Condominiums, a Horizontal Property Regime, as shown on Exhibit "D" to and established by the Master Deed of record in Instrument 200506300075478, as amended of record in Instrument 200609210117372, as amended of record in Instrument 200610160128233, as amended of record in Instrument 200701240009913, and as amended of record in Instrument 200709280115604, in the Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the By-Laws of the Association of Owners.

Being the same property conveyed to Deborah A. Crambes, Trustee of the Deborah A. Crambes Revocable Trust u/a/d July 31, 2013, by Warranty Deed from Cecil Woods Vandevender, dated January 16, 2015, of record in Instrument No. 20150122-0006275, Register's Office for Davidson County, Tennessee. Deborah A. Crambes died June 29, 2025, leaving Stephen R. Foust as the Successor Trustee.

unimproved ☐

This is improved ☑ property, known as 205 31st Ave N, Number 310, Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to the following: Taxes for the year 2026, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plan of record in Book 421, pages 82 and 83 and Instrument No. 20050616-0069146; Master Deed establishing a Horizontal Property Regime of Midtown Lofts Condominiums, of record in Instrument No. 20050630-0075478, amended in Instrument No. 20060921-0117372, Instrument No. 20061016-0128233, Instrument No. 20070124-0009913 and Instrument No. 20070928-0115604; Charter of record in Instrument No. 20061220-0156805; Stormwater Detention Agreement of record in Instrument No. 20050629-0074567; Application to combine parcels of record in Instrument No. 20050429-0048092; all of record in the Register's Office for Davidson County, Tennessee.

Witness my hand this 6th day of March, 2026.

THE DEBORAH A. CRAMBES REVOCABLE TRUST
U/A/D JULY 31, 2013, AMENDED AND RESTATED
NOVEMBER 3, 2021

Stephen R. Foust, Trustee

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stephen R. Foust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Trustee of the Deborah A. Crambes Revocable Trust u/a/d July 31, 2013, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand and official seal at Franklin, Tennessee, this 6th day of March, 2026.

Notary Public
My Commission Expires:

File No.: 40033



